

# **LANDMARKS and HISTORIC DISTRICTS BOARD**

Meeting Minutes April 18, 2017

Town Council Conference Room, Second Floor

Southampton Town Hall, 116 Hampton Road, Southampton

**Board Members Present:** Sally Spanburgh, Stephanie Davis, Ed Wesnofske, Sarah Pleat, Bill Heine, Susan Sherry Clark, Sheila Comparetto, Janice Jay Young

**Absent:** Sally Pope

**Liaisons:** David Wilcox, Director of Planning; Janet Johnson, Administrative Support

## **Guests:**

- Steve Lemanski – Agent for applicant representing 175 Montauk Hwy, Remsenburg-Speonk
- Bert Seides – Preservation Consultant representing 175 Montauk Hwy, Remsenburg-Speonk
- Patricia Blare – Attorney for applicant representing 175 Montauk Hwy, Remsenburg-Speonk
- Christopher Peluso – Owner/builder representing 949 Ocean Rd, Bridgehampton

## **MEETING AGENDA**

The meeting was called to order at 7:00 pm.

The approval of the March 21 minutes was adjourned to next meeting.

The order of the agenda was changed to accommodate the guests in attendance.

## **OTHER MATTERS**

**8. 175 Montauk Hwy, Remsenburg-Speonk (Fordham Mill) discussion** –Guest Steve Lemanski introduced himself and other guests present that were representing this property. Steve described previous COAs issued for this property. He continued to explain that recently a window was replaced and it did not comply with the COA, therefore a Stop Work Order was issued. He asked for LHDB input regarding window replacement work. He also described the material they plan to use to replace the roof, gutters, and leaders. Vintage and recent photos of the mill were reviewed. The new owner intends to restore the façade to a 1960s appearance. They also plan to add exterior lighting and roof insulation as well. Member Davis inquired about the color of the roof and all agreed that zinc or copper color would look best. David Wilcox inquired if the insulation would raise the roof. Guest Bert Seides responded that the insulation will raise the roof but that it will not be noticeable to the public. Member Davis inquired if the gutters will remain and Steve responded that there will be new gutters and leaders and there will be drywells installed as well so to comply with Southampton stormwater guidelines. Member Comparetto inquired if the gutters could be changed to the copper color as well as the roof and guest Bert Seides responded yes. Member Davis explained to Steve that the LHDB would like to have a complete description of the windows and their detailed dimensions for LHDB formal review 5/16. Bert Seides explained that the windows currently in the structure are all post 1930 and not original. Bert Seides confirmed there were historic hinges on the doors and they will be used on the new doors. Guest Patricia Blake described the owner and reassured the LHDB that

the owner does great things for the community. Member Davis confirmed with Steve that he was clear on what the LHDB requires in order to review this application 5/16.

### **DEMOLITION PERMIT APPLICATIONS**

**949 Ocean Rd, Bridgehampton** – Member Wesnofske drafted and circulated a narrative property report regarding its history and ownership. He noted there was no known major historic event that took place on site but the property is listed in the 2014 Historic Resources Survey and is associated with notable owners as well as being significant architecturally. Member Wesnofske noted the house appears to be structurally sound and in very good shape and very attractive. Member Spanburgh shared responses that she received from the community who were opposed to the demolition. The LHDB reached consensus to object to the demolition application.

**1060 Noyack Road, North Sea** – After consideration the LHDB determined that this application does not warrant LHDB review.

**36 Barkers Island Road, Tuckahoe** – Member Comparetto drafted a report and made a visit to the property. The structure has been changed and altered significantly. The pictures she shared indicated that parts of the structure date back to 1908 or 1910. There is little original fabric that survives. The LHDB reached consensus to not object to the demolition application but acknowledges its former history and architectural character.

**2 Montauk Hwy, Water Mill** – Member Clark drafted a report and noted the Town listed the dwelling as 1940 but as per maps a construction date of 1950 is more likely. The building has been significantly renovated leaving very little original fabric remaining. Member Clark explained the history of the dwelling as it was built as a gas station and then changed to other uses over the years. The LHDB reached consensus to not object to the demolition permit application.

### **CONSTRUCTION PERMIT APPLICATIONS**

**3 Halsey Road, Remsenburg** – Member Heine drafted and circulated a draft property narrative report to the LHDB. He noted that the center portion of the building appears to be the original, historical portion – most likely a barn later converted to a residence. Member Heine noted that the property appears to meet criteria for landmark consideration. The LHDB reached consensus to not object to the construction application and recommends the center portion be preserved intact.

**59 East Tiana Rd, Hampton Bays** – Member Pleat drafted and circulated a report. She noted this property is not listed in the 2014 Historic Resources Survey and that the work has already been completed. The LHDB reached consensus to not object to the construction application.

**459 Scuttle Hole Rd, Water Mill** – Member Clark drafted and circulated a report. She described the structure and noted that, according to historic maps, the structure was likely built between 1916-1929. The structure will be renovated and enlarged while the garage will be demolished as its condition has deteriorated. The LHDB reached consensus to not object to the construction application or to the demolition of the garage.

**181 South Country Rd, Remsenburg** - Member Davis drafted and circulated a report. She noted the work was already done. She spoke of the prior owners and also described the house known locally as “Hickory Bend”. She pointed out the changes of the house today compared to what was there in past and confirmed there was no longer any historic fabric remaining. The footprint will be changed and you will not be able to see the structure from the road. The LHDB reached consensus to not object to the construction application.

**20 Ponquogue Ave, Hampton Bays** – Member Pleat drafted and circulated a report. She noted that the owner just wants to make the structure ADA compliant. She explained that the structure dates back to 1918 or 1920 and was once a hotel with an ice cream parlor. There is a lot of vegetation out front. The LHDB reached consensus to not object as this will not be a negative impact on the historic character of the property.

**720 Montauk Hwy, Water Mill** – Member Clark drafted and circulated a report. She noted the work is already in progress and the structure has been gutted even though the application is for exterior work only. She described the structure and explained that the dormer/deck was a 2001 addition and the access ramp will be moved to the back. This structure is listed in the 2014 Historic Resources Survey and is surrounded by other historic resources and that it meets criteria for landmark designation. Member Clark expressed concern about the structure being painted white. Member Spanburgh expressed the white paint color would be fine and hopes the existing windows will be restored. The LHDB reached consensus to not object to the construction permit application.

### **REFERRALS**

**286 West Montauk Hwy, Hampton Bays** – Member Pleat explained the referral and noted that there was no negative impact on the area. The LHDB reached a consensus to not object to the proposed wireless communication tower.

**20 Ponquogue Ave, Hampton Bays** – See under Construction Permit Applications.

### **PENDING LANDMARKS APPLICATIONS**

**1. 628 Ocean Rd, Bridgehampton** - No news.

**2. 121 South Rd, Westhampton** – Member Heine revised and circulated the modified property narrative. He will forward to the property owner and Member Spanburgh will forward all designation materials to the Town Clerk to begin the formal designation process.

### **OTHER MATTERS**

**1. Demolition and Construction List Update** – In progress.

**2. ZBA/PB/ARB/CB Pending Applications** – Member Clark noted there was no demolition proposed for 57 or 61 Station Road, Water Mill, formerly discussed as a two lot sub-division.

**3. Tupper Boathouse, NS Update** – Member Comparetto noted a Tupper meeting had taken place earlier today and that the Gardiner Foundation may be a funding source. The engineering report is expected to describe the proposed solution to the deteriorated residential wing.

**4. Brewster House (1380 Flanders Rd, Flanders) update** – No news.

**5. Tuckahoe Road Discussion** – Member Spanburgh revised a draft the letter to the Town Board and will circulate to the LHDB for additional feedback.

**6. Code Amendments to Chapter 123** – No news.

**7. CPF Referral – Town Acquisition of 1194 and 1196 Flanders Road, Flanders** – The Town intends to acquire the property to build a catwalk and allow the public to enjoy the natural waterside setting. LHDB input regarding the structures (house and barn) on the property, recognized as historic in the Flanders HHAR, has been requested. Member Young noted the property is surrounded by historic sites and is not under the impression that the structures on the property are in disrepair. Member Spanburgh suggested the building become a visitor's center to complement the Town's intentions that can also speak of the surrounding history and even accommodate a custodian's apartment on the second floor. A public hearing is scheduled for the end of May, therefore input from the community is needed soon. Member Spanburgh would like to visit the property. She explained that Suffolk County has a program with county owned properties in good condition that are rented out by County employees where the renter must take care of the property and the program is very successful. She suggested to use this structure as a model for a similar program.

#### **NEW BUSINESS**

None.

**Meeting Adjourned at 9:28 pm.**

**NEXT MEETING: May 16, 2017 at 7:00 pm**

Submitted by Janet Johnson; edited by Sally Spanburgh

#### **Structures Available for Relocation:**

90 Wild Goose Lane, Bridgehampton (Portion of Rose-Hand House, Hayground)

11 Ochre Lane, Shinnecock Hills (Laffalot, Art Village)

59 Wickatuck Drive, Noyac

28 Highland Terrace, Bridgehampton

27 Cedar Crest Lane, North Sea ("Hazetma")

19 Brushy Neck Lane, Westhampton

373 Bridgehampton-Sag Harbor Turnpike, Bridgehampton

77 Dune Road, Bridgehampton

206 Mecox Road, Water Mill

949 Ocean Road, Bridgehampton